

080.0

0003

0006.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

688,600 / 688,600

USE VALUE:

688,600 / 688,600

ASSESSED:

688,600 / 688,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
109		WASHINGTON ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: ANASTASIO RICHARD A &amp; DONNA C

Owner 2: TTEES/ 109 WASHINGTON ST NOMIN

Owner 3: TRUST

Street 1: 109 WASHINGTON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: ANASTASIO RICHARD A--ETAL -

Owner 2: ANASTASIO DONNA C -

Street 1: 109 WASHINGTON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2052 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	8	22E
Flood Haz:				Topo	1	Level
D				Street		
s				Gas:		
t						

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9163		Sq. Ft.	Site		0	70.	0.68	5			Med. Tr	-10					437,783						437,800	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								49637
								GIS Ref
								GIS Ref
								Insp Date
								09/29/16

16499!

**USER DEFINED**

Prior Id # 1:	49637
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	04:00:55
Print	
Last Rev	
Date	Time
11/17/21	10:18:43
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 080.0-0003-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	250,800	0	9,163.	437,800	688,600		Year end	12/23/2021
2021	101	FV	242,100	0	9,163.	437,800	679,900		Year End Roll	12/10/2020
2020	101	FV	242,200	0	9,163.	437,800	680,000	680,000	Year End Roll	12/18/2019
2019	101	FV	213,100	0	9,163.	444,000	657,100	657,100	Year End Roll	1/3/2019
2018	101	FV	213,100	0	9,163.	331,500	544,600	544,600	Year End Roll	12/20/2017
2017	101	FV	213,100	0	9,163.	300,200	513,300	513,300	Year End Roll	1/3/2017
2016	101	FV	213,100	0	9,163.	287,700	500,800	500,800	Year End	1/4/2016
2015	101	FV	212,100	0	9,163.	243,900	456,000	456,000	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANASTASIO RICHA	1576-130	1	7/27/2021	Convenience		1	No	No	
	1027-29		2/1/1987			1	No	No	A

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/29/2020	510	Porch	18,788						9/29/2016	Measured	DGM	D Mann											
9/29/2015	1444	Sun Room	7,300	9/30/2015				12x16 deck covere	9/29/2016	Permit Visit	DGM	D Mann											
11/15/2012	1499'	Redo Kit	18,700	C					7/3/2013	Info Fm Prmt	EMK	Ellen K											
10/4/2002	871	Siding	27,950	C				NEW SIDING AND ROO	5/1/2013	Info Fm Prmt	EMK	Elen K											
									4/6/2009	Measured	197	PATRIOT											
									2/3/2003	External Ins	PM	Peter M											
									1/11/2000	Mailer Sent													
									1/11/2000	Meas/Inspect	243	PATRIOT											
									12/1/1981		CM												

Sign: VERIFICATION OF VISIT NOT DATA / / /

## INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

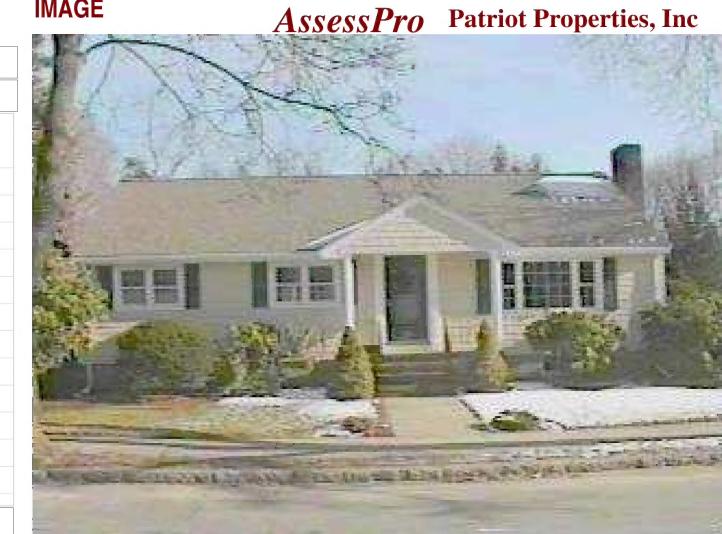
## MOBILE HOME

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

## SPEC FEATURES/YARD ITEMS

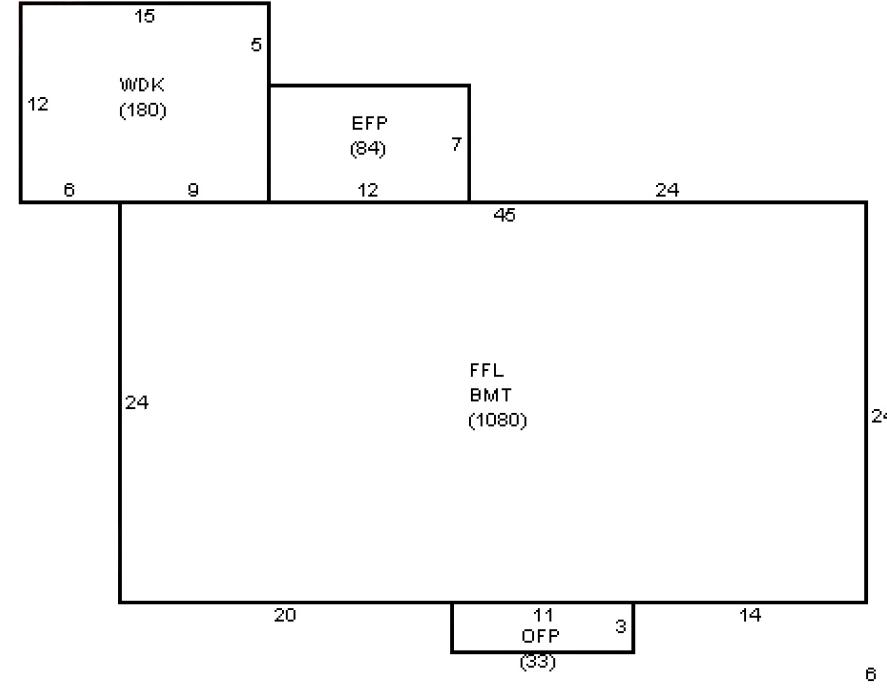
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	80	A	AV	2000	0.00	T	15.2	101						

**PARCEL ID** 080.0-0003-0006



*essPro* Patriot Properties, Inc

SKETCH



SUB ARFA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
BMT	Basement	1,080	63.540	68,621	BMT	100	RRM	90		
FFL	First Floor	1,080	133.620	144,313						
WDK	Deck	180	11.440	2,059						
EFP	Enclos Porch	84	59.030	4,958						
OPP	Open Porch	33	43.550	1,437						
Net Sketched Area:		2,457	Total:	221,388						
Size Ad	1080	Gross Area	2457	FinArea	2052					

SUB AREA DETAIL

6

More: N

Total Yard Items:

### Total Special Features:

Total